



Laureates Place, Springhead, Saddleworth

£495,000



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Unique Opportunity | Two Properties which can ONLY be sold together | Character Former Weavers Cottage | Grade II Listed | Six Bedrooms | Off Road Parking | Rural Hamlet Setting

This unique former weavers cottage situated over three floors is located in a quaint hamlet setting of Wood Brook in Springhead. Laureates Place was originally constructed as one large dwelling in the late 18th century which has been subsequently divided over the years to create a small collection of cottages.





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Placed on the market for sale is this large three storey cottage which comprises of two separate back-to-back dwellings (no.4&6) which must be sold together and cannot be sold individually. There is an opportunity to either keep in the current layout as two houses or convert into one property with planning permission already granted under reference number LBC/347075/21.

Rarely does an opportunity such as this present itself to the market, especially in a rural hamlet setting.

No.4 is to the front and comprises of entrance porch, open plan living/dining/kitchen space to the ground floor. The first floor leads to one bedroom and bathroom with a further set of stairs leading to two more bedrooms.

No.6 at the rear has a single storey extension and in brief features kitchen/dining room with bi-folding doors to the garden and lounge to the ground floor. The first floor landing leads to the main bedroom and bathroom with two further bedrooms and shower room found to the second floor.





Living/Dining/Kitchen Area

6.43m x 4.15m (21'1" x 13'7")

The living area features Mullion windows, beams, Wellington cast iron fire and is carpeted. The kitchen area has fitted base units, stainless steel sink and drainer unit, cooker point with gas top, space for fridge/freezer, obscured Mullion window and stairs to the first floor.

First Floor Landing

Access to one bedroom and bathroom, further stairs to second floor.

Bedroom

4.15m x 4.15m (13'7" x 13'7" Max.)

Stripped wooden flooring, Mullion windows to front with views of Hartshead Pike, radiator.



Bathroom

2.33m x 2.17m (7'7" x 7'1")

Comprising three piece suite of low level wc, hand wash basin, panelled bath, tiled floor and walls, radiator, Mullion windows.

Second Floor Landing

With fitted carpeting.

Bedroom

3.45m x 3.25m (11'3" x 10'7")

With carpeting, radiator, Mullion windows to front aspect and excellent reaching views, cupboard housing the boiler.



Bedroom

4.11m x 2.82m (13'5" x 9'3")

This spacious room has Mullioned windows to the front, carpeting and a radiator.

6 Laureates Place

Kitchen/Dining Room

5.05m x 5.02m (16'6" x 16'5")

Fitted with a range of wooden wall and base kitchen units, coordinating work surfaces, kitchen island unit, electric oven, 4 zone induction hob, stainless steel extractor hood, 1 1/4 stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer and Fridge/freezer, ornate radiator to rear, radiator to side, exposed wooden beams, stone flooring, double glazed bi-folding doors opening to the garden and fantastic countryside views to the rear.





Lounge

6.5m x 3.3m (21'3" x 10'9")

With carpeting, Mullion windows through to the kitchen, cast iron fire and stone surround, radiator, stairs to first floor and under stairs storage cupboard.

First Floor Landing

With carpeting, radiator, useful storage cupboard, further stairs to second floor.

Bedroom

3.48m x 3.15m (11'5" x 10'4" Min.)

With carpeting, radiator, Mullion windows to rear.



Bathroom

2.53m x 1.41m (8'3" x 4'7" Min.)

Comprising a three piece bathroom suite of low level wc, vanity hand wash basin, freestanding bathtub, tiled walls and floor, heated towel radiator, Mullion windows to rear with countryside views.

Second Floor Landing

With radiator, loft access, carpeted and Mullion window to side.

Bedroom

3.39m x 2.87m (11'1" x 9'4")

Fitted with carpeting and with Mullion windows, radiator.



Bedroom

2.4m x 2.01m (7'10" x 6'7")

With exposed beam, radiator, Mullion windows and carpeted.

Shower Room

1.38m x 1.24m (4'6" x 4'0")

With corner shower cubicle, low level wc, hand wash basin, tiled walls and floor, Mullion window to side.

Gardens & Parking

Gardens are registered to 6 Laureates Place and are found to the rear. The garden is a great space for spending the summer months with flagged patio areas accessed from the bi-folding doors at the kitchen. There is a raised AstroTurf area too offering countryside views to all sides of the home. The parking is registered to no.4 which has off road parking to the front for 3 to 4 cars along with a small front forecourt. Please note access down the side must be allowed for

Additional Information

Tenure: Freehold - Solicitor to confirm details.

Council Band: Currently band B for both properties. This is subject to change should the prospective purchaser wish to merge both houses together.

Heritage Status: Grade II listed.

Connections: Mains gas, water and drainage are all available.

Viewing Arrangements: Strictly by appointment via Kirkham Property.





Uppermill Office

35 High Street
Uppermill,
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
uppermill@kirkham-property.co.uk
t: 01457 810 076
f: 01457 810 222

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

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